

March 12, 2026

ITEM NO.: 11

FILE NO.: Z-10262

NAME: MC Capital Management Services Addition – PCD

LOCATION: Immediately south of 10500 Stagecoach Road

DEVELOPER:

MC Capital Management Services
117 LuJuan Point
Hot Springs National Park, AR 71913

OWNER/AUTHORIZED AGENT:

MC Capital Management Services (Owner)
Terry Burrus (Applicant)

SURVEYOR/ENGINEER:

Thomas Engineering Co.
3810 Lookout Road
NLR, AR 72116

AREA: 1.664 acres

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: C-2

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 1.664 acre property located immediately south of 10500 Stagecoach Road from C-2 to PCD to allow a three (3) lot commercial development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. Grading Permit will be required.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Stagecoach Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required.
2. Private street access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets. A minimum access easement width of 45' is required with a 31 ft wide street from back of curb to back of curb.
3. With the private access required to be constructed to public street standards, construct a sidewalk with appropriate access ramps on the northside of the access easement with construction.
4. The private street access should be constructed with a concrete apron at Stagecoach Road.

5. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e). Provide the direction of flow and all storm water flows (Q) entering and leaving the property. Show the proposed 100 year overflow drainage path.
6. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owners' association and detailed in the bill of assurance.
7. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
8. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. Show and reference the existing water main and utility easement, instrument No. 86-33997 and 95-14340.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester

- licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire

apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Section 15-84

Developments with fewer than one hundred fifty (150) parking spaces shall have: (1) Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or (2) Multitrunk trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.

15-95 states: Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened so as to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance.

15-95(4) states that screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties.

Sec. 15-96. - Perimeter planting strips.

(a) A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.

(b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.

(d) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

(a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.

(b) In order to apply toward the required eight (8) percent landscape area, the minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces.

15.98

(b) One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.

(c) For buildings greater than forty (40) feet in height at least one-third ($\frac{1}{3}$) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

(a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.

(b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.

(c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.

(d) An irrigation system shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.

Consult Zoning Code 15-87 for allowable trees.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation and the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Service Trade District (STD) for the application area. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The application is for a Planned Commercial Development.

The application area is located at the southwest corner of the intersection of Stagecoach Road and Otter Creek Road. To the north and east of the application area are areas designated for Commercial (C) uses and is characterized by restaurants, two strip commercial buildings, a bank, a grocery store, commercial buildings, and a convenience store with fuel pumps. South and west of the application area are areas designated for Service Trades District (STD) uses and are characterized by mini storage facilities.

This site is not located in an Overlay District.

Master Street Plan:

Stagecoach Road is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Stagecoach Road is on the Master Bike Plan as an Existing Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles. Historic Preservation Plan

The application, as shown, should have no effect on identified historic resources.

H. Analysis:

The applicant requests to rezone the 1.664 acre property located immediately south of 10500 Stagecoach Road from C-2 to PCD to allow a three (3) lot commercial development. The property is currently undeveloped and wooded.

The property is comprised of three (3) unplatted tracts of land. With the proposed PCD development, the tracts will be final platted as Lots 1 thru 3, MC Capital Management Services Addition. Access easements will be platted between the three (3) lots.

The applicant is proposing a development plan for Lots 1 and 2. C-2 permitted uses are requested as a use mix for all three (3) lots. Lot 3 will be developed in the future as per the C-2 development standards (building setbacks and height, buffers, landscaping, etc.). The development of Lot 3 will not require additional Planning Commission approval.

The site plan for Lot 1 shows a one-story single tenant building containing approximately 1,680 square feet. A one-story two (2) tenant building containing approximately 3,150 square feet is proposed for Lot 2. Both buildings will have drive-thru windows on their south sides. Paved parking will be located on the east side of both buildings, and along the north side of the building on Lot 1. Twenty (20) parking spaces are proposed for Lots 1 and 2. Staff believes the parking will be sufficient to serve the proposed development.

A main entry drive is proposed at the southeast corner of the development. The applicant is proposing cross-access between this property and the properties to the north and south.

All dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

Any fencing must comply with Section 36-516.

All signage must comply with Section 36-555.

All site lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the proposed PCD development. The property is currently zoned C-2. The proposed development will represent a continuation of the development pattern along Stagecoach Road.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.